

2024 CAPITAL PROJECTS UPDATE

November 22, 2024



OBJECTIVE

- Provide the board of directors with a capital projects update on 2024 projects under construction
- Provide the board of directors with a capital projects update on 2024 projects in permitting and design development

PROJECTS UNDER CONSTRUCTION

DOWNHILL SKI LODGE REPLACEMENT CONSTRUCTION UPDATE

WORK COMPLETED:

- Demolition
- Mass Grading/Earthwork
- Level one footings/foundation walls
- Underground utilities
- Temporary and permanent dewatering
- TDPUD waterline replacement project
- Site winterization

WORK IN PROGRESS:

- Level two footings/foundation walls
- Level one slab
- Temporary operations implementation
- Level 1 and level two waterproofing



CONSTRUCTION CHALLENGES:

- Dewatering
 - Zero groundwater to excessive over night. Unidentified existing culverts created challenges
- Unsuitable soils
 - Over excavation of all footings
 - Formwork required for all footings

DOWNHILL SKI LODGE REPLACEMENT SCHEDULE UPDATE

SCHEDULE HIGHLIGHTS:

- Approximately 6-weeks behind schedule due to challenging site conditions
- Poured Level 1 slab November 4th
- Resequencing order of work to go vertical November 25
- Utility work is complete – closer to finished site work than planned eliminating below grade work next spring
- Schedule analysis underway to develop plan to get back on track



DOWNHILL SKI LODGE REPLACEMENT BUDGET UPDATE

Budget Summary

Funding per Approved Annual Capital Budgets (CFP)		Approved Funding	
BOD Approved Budget - Soft Costs 2020			93,670
BOD Approved Budget - Soft Costs 2021			1,360,682
BOD Approved Budget - Soft Costs 2023			1,032,318
2023 Development Fund Budget Remaining			200,000
BOD Approved Budget - Construction Contract			33,106,927
BOD Approved Budget Combined		\$	35,793,597
Funding Source			
Development Fund			28,518,839
Replacement Reserve Fund			7,274,758
	Funding Source Total	\$	35,793,597

Project Costs	Approved Budget	Paid to Date
Design-Permits	3,027,805	2,925,691
Construction	30,613,327	6,369,057
Misc.	-	-
FF&E	668,989	-
Contingency	1,483,476	-
Project Costs subtotal	35,793,597	9,294,747

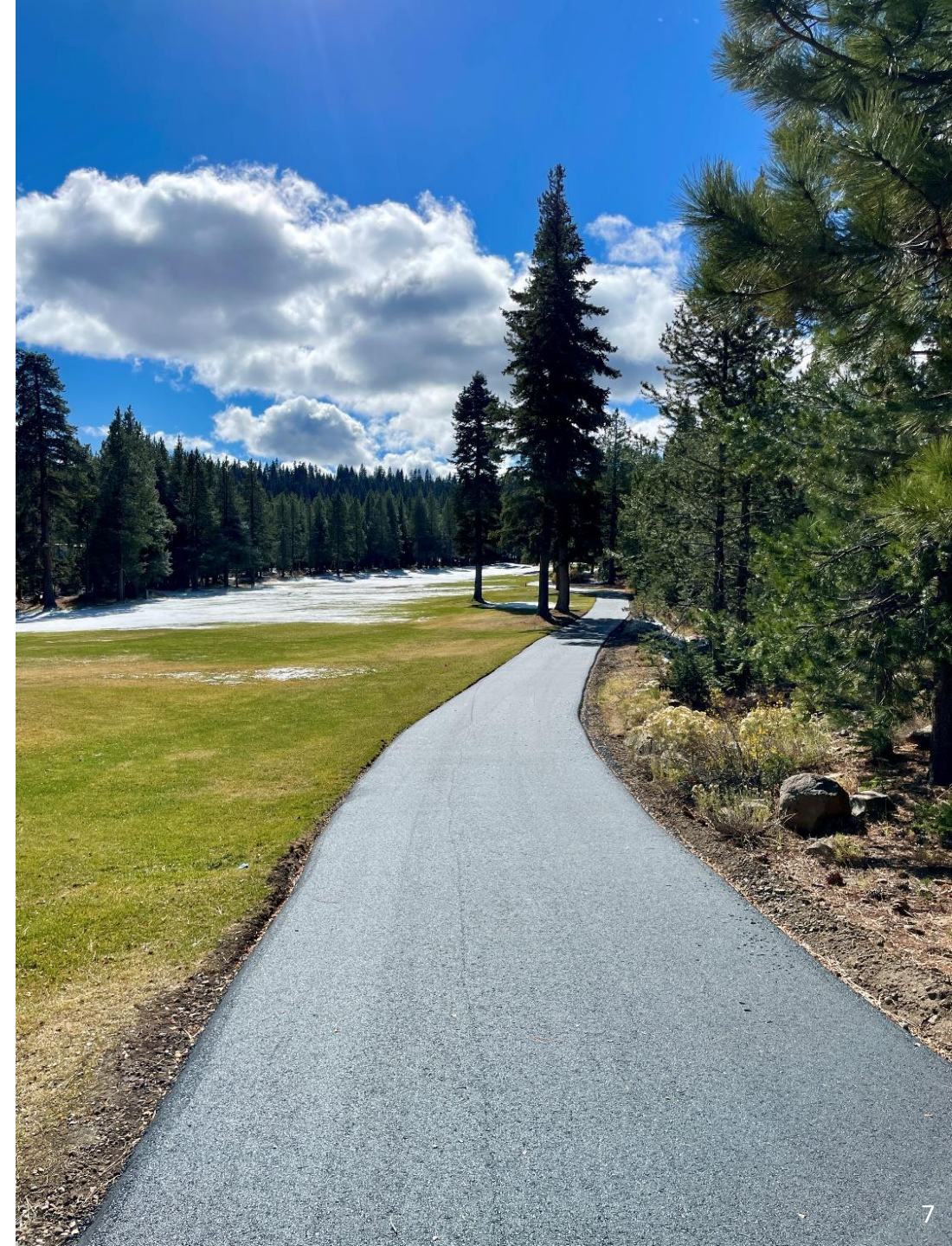
BUDGET HIGHLIGHTS:

- Forecasted change orders to date - \$548,944.90
- Savings to budget to date – (\$321,825)

GOLF CART PATH REPLACEMENT PROJECT

CONSTRUCTION UPDATE:

- Phased approach
 - Phase 1 – Front 9 & The Lodge and Golf Shop area – Substantially completed on June 19. Completing final grading and touch up in house November 2024.
 - Phase 2 – Back 9 - Substantially complete November 5. Shoulder work, asphalt curb and punch list items to be completed in May 2025.



BEACH CLUB MARINA DECK EXPANSION PROJECT

CONSTRUCTION UPDATE:

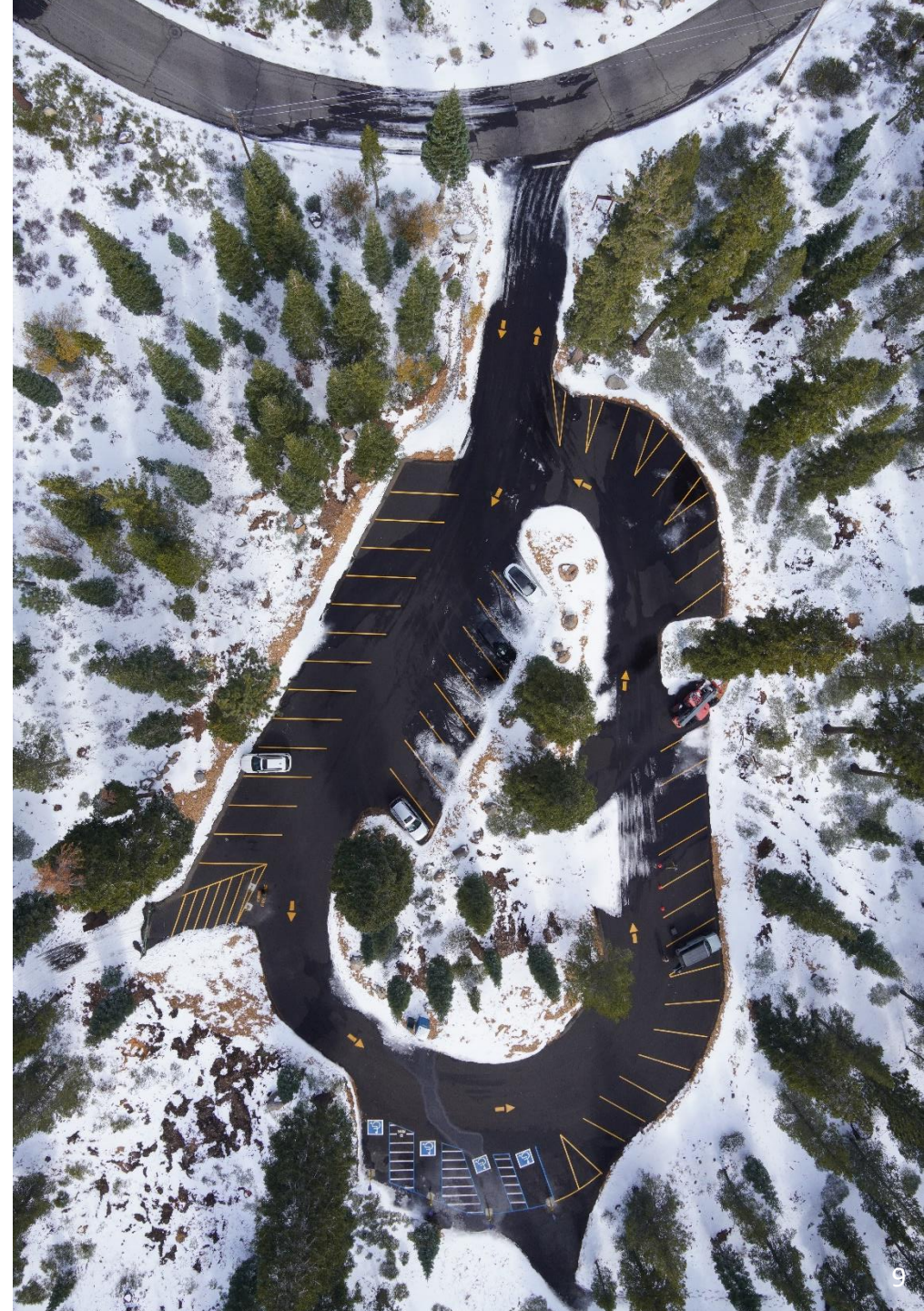
- Work commenced September 3
- Grading, underground utilities, ADA ramps and patio complete
- Bar construction in progress
- Scheduled for spring 2025:
 - Glass windscreen
 - Umbrellas
 - Bar equipment
 - Electrical switchgear
- On schedule for completion prior to Memorial Day wknd 2025



GLACIER WAY TRAILHEAD IMPROVEMENT PROJECT

CONSTRUCTION UPDATE:

- Tree removal completed in August
- Grading and paving completed in September and parking lot opened for use
- Signage installed in October
- Vault restroom installation scheduled for Spring 2025



PROJECTS IN PERMITTING



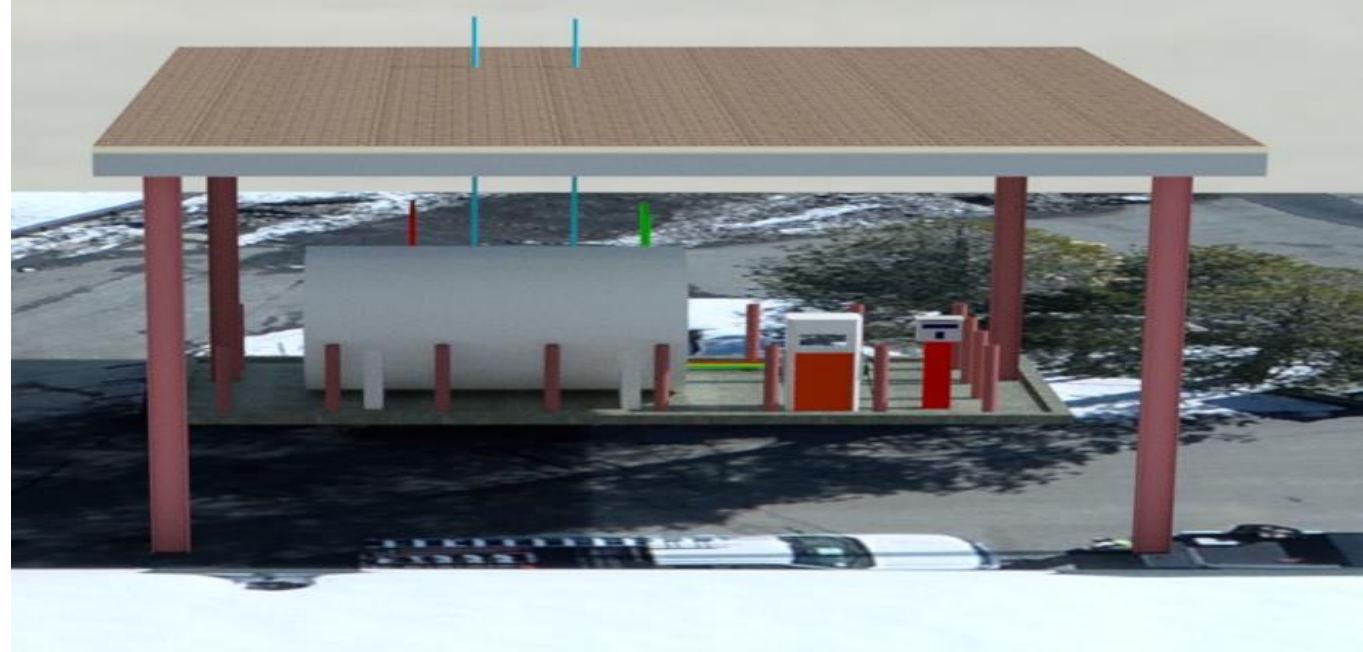
MAINTENANCE YARD FUEL STATION REPLACEMENT PROJECT

DESIGN & PERMIT UPDATE:

- Permit submitted
 - Planning concerned with construction over Public Utility Easement
- Re-design in progress, scope likely changing

CONSTRUCTION:

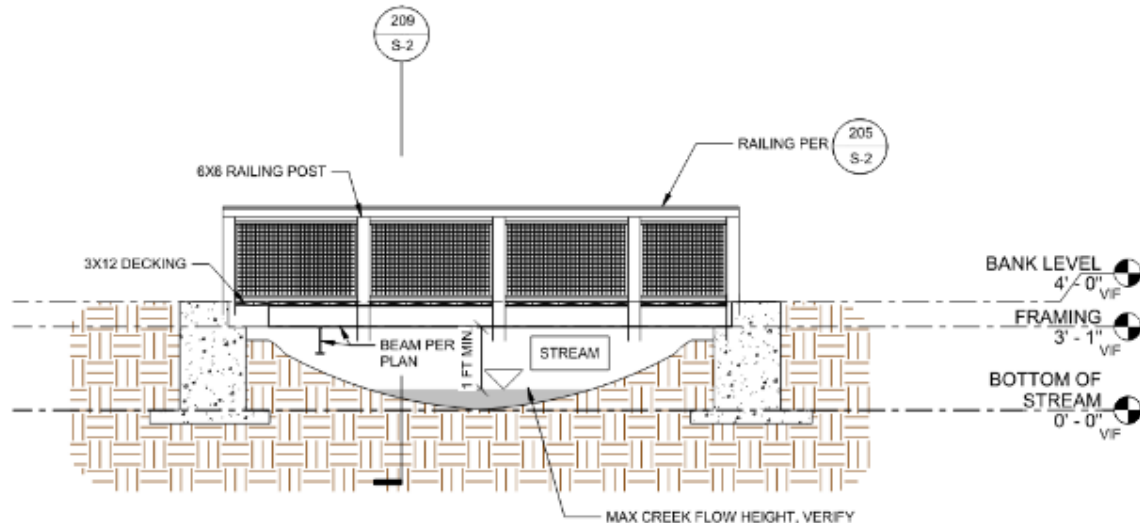
- Staff will come back to Board for new approval
- Construction postponed to 2025 pending permit



GOLF COURSE PEDESTRIAN BRIDGE ON 18 PROJECT

PROJECT STATUS:

- Construction drawings complete
- CDFW Stream Alteration Agreement received
- Town of Truckee Permit comments received
 - Awaiting determinations from Army Corp & Lahontan to resubmit
- Construction pending permits, contractor availability and Board construction approval



PROJECTS IN DESIGN



ACAC NORTH PARKING LOT + ACCESS ROAD IMPROVEMENTS

PROJECT UPDATE

- Scope –
 - North parking lot drainage improvements
 - Pave access road
 - Add staff parking where feasible
- Staff has developed Request for Proposal (RFP) for civil engineering, planning, and environmental



EUER VALLEY RESTORATION (COYOTE CROSSING) PHASE 1 PROJECT

PROJECT UPDATE

- Pushing project to 2025
- Project lead is Truckee River Watershed Council (TRWC)
- Project costs continue to be over existing TDA capital funds and TRWC grant funding
- Update: TRWC requested an additional \$890k grant with the CA Wildlife Conservation Board. On CAWC Board consent agenda for November 21.
- Team will reevaluate the project after confirmation of additional funding



CLASS 1 MULTI-USE TRAIL PROJECT

PROJECT STATUS:

- Developing Request for Proposal for planning, design and permitting
- Working on reimbursement agreement with Town of Truckee



2024 PROJECTS PENDING

- Workforce Housing – deferred until the implementation plan is finalized
- Mailboxes – deferred to 2025
- Lodge Generator and Bar Shed - Construction deferred to 2026, will start design in 2025
- Northwoods Campus Master Plan



Q&A

